

QUITCLAIM DEED

20130702000271700 1/3 \$217.50
Shelby Cnty Judge of Probate, AL
07/02/2013 03:14:12 PM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar and No/100 (\$1.00) and Love and Affection, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned

Malcom Eldred Joiner and wife, Lou Jean Davis Joiner

(sometimes referenced in recorded documents as Malcolm Eldred Joiner and LuJean Joiner) (hereinafter called Grantors) hereby remise, release, quit claim, grant, sell, and convey to

Kenneth Layne Joiner and Lynda Joiner Adams

(sometimes referenced in recorded documents as Linda Gayle Joiner)

(hereinafter called Grantees) all their right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 7 in Clearview Estates, as recorded in Map Book 7, Page 43 in the Office of the Judge of Probate of Shelby County, Alabama.

The above described property was conveyed by Grantors to Grantees by deed dated March 24, 2003, which said deed was lost prior to recording. A copy of said deed dated March 24, 2003 is attached hereto as Exhibit "A"; this Quitclaim Deed is being executed for the purpose of confirming the conveyance of title to the Grantees by the aforesaid March 24, 2003 deed. MEJ LJJ

TO HAVE AND TO HOLD to said GRANTEES forever.

Given under our hands and seals this 2 day of July, 2013.

Malcom E. Joiner (SEAL)
Malcom Eldred Joiner

Lou Jean Davis Joiner (SEAL)
Lou Jean Davis Joiner

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Malcom Eldred Joiner and wife, Lou Jean Davis Joiner, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2 day of July, 2013.

Paula Head (SEAL)
Notary Public

Shelby County, AL 07/02/2013
State of Alabama
Deed Tax: \$199.50

EXHIBIT "A"

VALUE: _____

SEND TAX NOTICE TO:

Kenneth Layne Joiner / Linda Gayle Joiner

107 Palm Street

Columbiana, Alabama 35051

This instrument was prepared by:
WALLACE, ELLIS, FOWLER & HEAD
P. O. Box 587
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY


20130702000271700 2/3 \$217.50
Shelby Cnty Judge of Probate, AL
07/02/2013 03:14:12 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 Dollar (\$1.00) and Love and Affection to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Malcolm Eldred Joiner** and wife, **Lou Jean Davis Joiner** (herein referred to as Grantors), grant, bargain, sell and convey unto **Kenneth Layne Joiner** and **Linda Gayle Joiner** (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 7 in Clearview Estates, as recorded in Map Book 7, Page 43 in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantees, their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s), this _____ day of March, 2003.

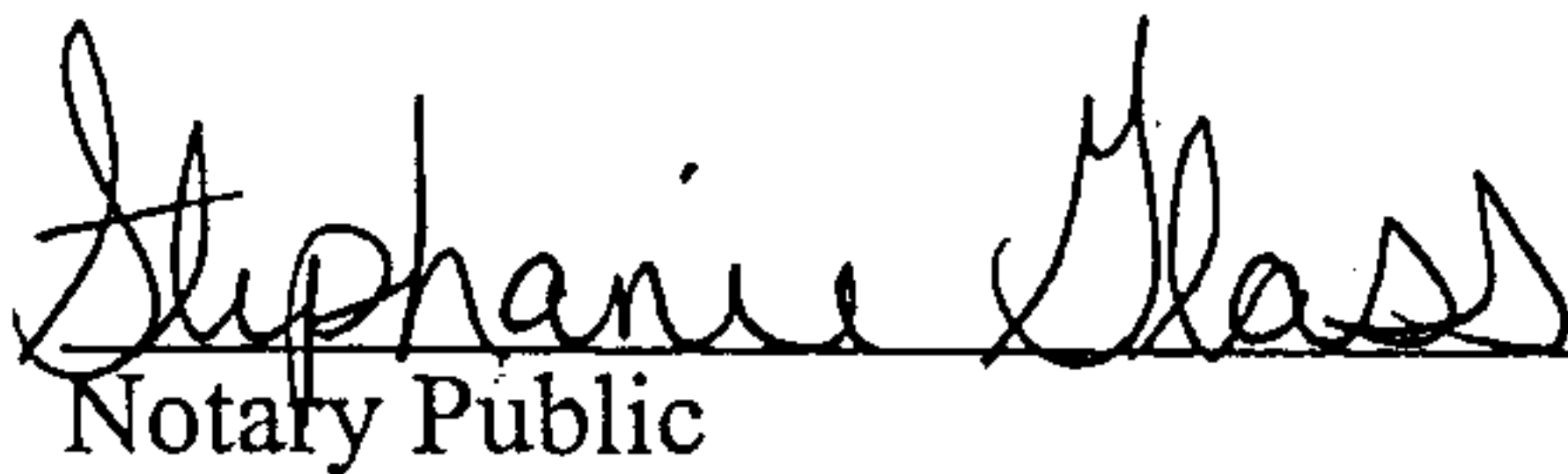
 (SEAL)
Malcolm Eldred Joiner

 (SEAL)
Lou Jean Davis Joiner

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Malcolm Eldred Joiner** and wife, **Lou Jean Davis Joiner**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of March, 2003.


Notary Public

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Malcom Eldred Joiner
Mailing Address Lou Jean Davis Joiner
107 Palm Street
Columbiana, AL 35051

Grantee's Name Kenneth Layne Joiner
Mailing Address Lynda Joiner Adams
101 Glencoe Way
Dothan, AL 36305

Property Address 107 Palm Street
Columbiana, AL 35051

Date of Sale 03-24-2003

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$199,300.00 (2003)

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☒ Other Based on Total Market Value on file in the
Office of the Shelby County Property Tax Commissioner

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 07-02-2013

Print Lynda Joiner Adams

☒ Unattested

(verified by)

Sign

Lynda Joiner Adams
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1